



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

04-181

**HEARING DATE**

N/A

**REQUESTED ENTITLEMENTS**

RAEM TR061105-1

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Newhall Land and Farming, David Wong  
Hunsaker & Associates, Jeannine Giem (Agent)

**MAP/EXHIBIT  
DATE:**

06/03/2014

**SCM REPORT  
DATE:**

07/08/2014

**SCM DATE:**

07/17/2014

**PROJECT OVERVIEW**

An amendment to the Exhibit A map for the Mission Village project that authorized a vesting tentative tract map, conditional use permit, oak tree permit, parking permit and substantial conformance review approved on May 18, 2011. The amendment to the Exhibit A map is required to realign %DD+Drive for a future connection with the proposed Entrada South Village project (VTTM 53295). In addition to the realignment of %DD+Drive, there are other modifications to lot lines and the approved site plans.

**MAP STAGE**Tentative: ☐Revised: ☐Amendment: ☐Amended : ☒  
Exhibit %A+Modification to : ☐  
Recorded MapOther: ☐**MAP STATUS**Initial: ☒1<sup>st</sup> Revision: ☐2<sup>nd</sup> Revision: ☐Additional Revisions (requires a fee): ☐**LOCATION**

West of Magic Mountain theme park; South of SR-126 and the Santa Clara River as approved in the Newhall Ranch Specific Plan

**ACCESS**

Magic Mountain Parkway and Commerce Center Drive

**ASSESSORS PARCEL NUMBER(S)**

2826002022, 2826003021-030, 2826007021, 2826008028-036, 2826009081, 2826009104

**SITE AREA**

80.2 acres (Lots 511-2.2 ac, 512-6.2 ac, 514 & 621-7.7ac, 515-3.3 ac, 517-4.5 ac, 533-4.3 ac, 543-0.4 ac, 544-0.5 ac, 524-3.5 acres, 525-6.5 acres, 526-805, 527-2.9, 531-0.9, 548-0.3, 528-10.4 ac, 529-5.7 ac, 530-1.5 ac, 506-0.8 ac, 549-0.24 ac, 535-2.6 ac, 508 & 510-8.1 ac, 509-4 ac, 516-1.8 ac, 507-0.2 ac, 541-0.35 ac, 542-0.46 ac, 534-1.4 ac

**GENERAL PLAN / LOCAL PLAN**

Newhall Ranch Specific Plan

**ZONED DISTRICT**

NEWHALL

**SUP DISTRICT**5<sup>th</sup>**LAND USE DESIGNATION****ZONE**

N/A

**CSD**

N/A

**PROPOSED UNITS  
(DU)**

TBD

**MAX DENSITY/UNITS  
(DU)**

TBD

**GRADING, CUBIC YARDS****(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

N/A ( Certified EIR for Mission Village/State Clearing House NO. 2005051143)

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**DepartmentStatusContact

Regional Planning	Hold	Diane Aranda (213) 974-1522 <a href="mailto:daranda@planning.lacounty.gov">daranda@planning.lacounty.gov</a>
Public Works	Cleared	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Cleared	Thao Komura (626) 430-5581 <a href="mailto:tkomura@ph.lacounty.gov">tkomura@ph.lacounty.gov</a>

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#### SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☐

Reschedule for Subdivision Committee Meeting: ☒

Exhibit Map/Exhibit ~~A~~+Revision Required: ☒

Reschedule for Subdivision Committee Reports Only: ☐

Revised Application Required: ☒

Other Holds (see below): ☐

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#### REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the proposed amended exhibit map. Project modification requests should be listed clearly in the project description portion of the application. Provide a matrix showing that the modification in unit count and square footage does not exceed 20 percent of the number of multi-family residential units and commercial square footage allowed for the lot as approved by VTTM 061105. Please read below for further details.

##### Land Use Policy:

Clear ☐ Hold ☒

1. Sheet 12, has lot 525 as (MU) Mixed Use although the approved exhibit A shows the lot as (H) High Residential. Also, Sheet 15 illustrates lot 529 as (C) Commercial although it was approved as (MU) Mixed Use. Condition No. 65 states that land use designation that was approved with Vesting Tentative Map TR 061105 shall not change. Is there a proposal to change land use designations?

##### Exhibit Map/Exhibit ~~A~~+:

Clear ☐ Hold ☒

2. Indicate if retaining walls are being proposed. The application states that retaining walls are being proposed. If new retaining walls are proposed, include wall cross-sections, heights and locations.
3. Sheet 12- Lot 524 illustrates an increase of number of residential units from 87 to 105, including an increase in number of buildings and parking. Please provide a matrix with the number of multi-family residential units approved with VTTM 061105 and proposed in the amended exhibit map, including that it is not exceeding 20 percent of the number previously authorized.
4. Sheet 12- Lot 525 shows a decrease from 3-story to 2-story although the height is still at 55 feet. Please confirm if this is accurate?  
There is an increase in residential units for multi-family from 120 to 138, including increase in the number of buildings (21 to 26) and parking spaces. Please provide a matrix with the number of multi-family residential units approved with VTTM 061105 and proposed in the amended exhibit map, including that it is not exceeding 20 percent of the number previously authorized. The land use designation is shown as (MU) Mixed Use although the previously approved exhibit map shows lot 525 as (H) High Residential. Is there a proposal to change land use designations? Sheet 12- Lot 526 illustrates the removal of %d+Private Drive between the recreation center and the park. Will there be a designated access area (trail connection) for access to and from the recreation center and the park?
5. Sheet 14- Lot 511 illustrates a decrease in number of multi-family residential units from 242 to 60 and commercial square footage. Please provide a matrix with the number of multi-family residential units/commercial square footage approved with VTTM 061105 and proposed in the amended exhibit map. Lot 512 has a residential unit number increase from 249 to 431 and a building number increase. Please provide a matrix with the number of multi-family residential units/ commercial square footage approved with VTTM 061105 and proposed in the amended exhibit map, including that it is not exceeding 20 percent of the number previously authorized. Lots 514 & 621 have an increase in the number of residential units from 216 to 256. Please provide a matrix with the

number of multi-family residential units approved with VTTM 061105 and proposed in the amended exhibit map, including that it is not exceeding 20 percent of the number previously authorized. Lot 515 was approved by VTTM 061105 as a library use and currently shows as condominiums on the proposed exhibit map. Identify the new location for the library site.

6. Sheet 15- Lot 29 was approved with a land use designation of (C) Commercial although the proposed amended exhibit map has a designation of (MU) Mixed Use. Indicate if a land use designation change is requested. Lot 530 illustrates a transit stop use that was not on the previously approved map. Please label the land use designation on lot 530.
7. Sheet 16- Provide a matrix with the number of commercial square footage approved with VTTM 061105 and proposed in the amended exhibit map, demonstrate that it is not exceeding 20 percent of the number previously authorized for lots 508, 509, 510 and 516.

Administrative/Other:

Clear ☐ Hold ☒

8. Please provide a matrix with the number of multi-family residential units approved with VTTM 061105 and proposed in the amended exhibit map, including that it is not exceeding 20 percent of the number previously authorized.
9. Provide a detailed project description with a list of the items that are proposed to be modified from the approved VTTM 061105.
10. Please label land use designations correctly on the map. Please include the overlay land use designation for each lot, if applicable.

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**RESUBMITTAL INSTRUCTIONS**

*If a map revision is required, please submit the following items:*

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the map*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)*
- *Any other additional materials requested by the case planner*

*NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.*